

**FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

<b>Staff Use Only</b>	
Date Received:	<u>9/21/05</u>
Date Accepted:	_____
Planning District:	_____
Special Area:	_____

**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: **Francis A. McDermott, Nominator** Daytime Phone: **703-714-7422**

Address: **1751 Pinnacle Drive, Suite 1700, McLean, Virginia 22102**

Nominator E-mail Address: **fmcdermott@hunton.com**

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

**Please see signatures of Owners attached ("Attachment 1").**

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

**Please see "Attachment 1."**

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☐ Mount Vernon ☒ Springfield

Total number of parcels nominated: 28

Total aggregate size of all nominated parcels (in acres and square feet): 5,042,070 sq. ft. 115.75 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

**Please see "Attachment 1."**

*All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).*

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Original, postmarked certified mail receipts and copies of each notification letter and map are attached ("Attachment 5").

#### SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: [www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/).

Please see attached downloaded copy of current adopted Plan text found on pages 60 through 65 and 67 of the Fairfax Center Area Plan for Land Units G, H1, H2 AND I3 ("Attachment 2").

Current Plan Map Designation: Overlay Level "Office/Mix" use at a maximum overall 0.25 FAR for the land units which comprise the Fair Lakes PDC.

Proposed Comprehensive Plan Designation: Overlay Level option for "Mixed Use," at a maximum overall 0.30 FAR.

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories: See "Justification Statement" (Attachment 4) for FAR and more information which pertains to the entire Fair Lakes PDC.	Percent of Total FAR
Office & Hotel	38%
Retail	14%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	48%
<b>TOTAL</b>	<b>100%</b>
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	
Approximately 600 new multi-family dwelling units within nomination area, averaging 1,250 s.f. per unit.	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

#### SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

Please see attached map ("Attachment 3").

## **SECTION 6: JUSTIFICATION**

*Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).*

**Please see attached Justification Statement ("Attachment 4").**

- ☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.




***All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:***

**Fairfax County Planning Commission Office  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505**

### SPECIFIC INFORMATION TABLE

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**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size	Signature of Owner or Certified Receipt Number
55-2-((4))-12	Fair Lakes Center Associates L.P.	No Address	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 3.8909 ac.	FAIR LAKES CENTER ASSOCIATES L.P. By: Fair Lakes Retail Center, Inc., its General Partner
55-2-((4))-19	Fair Lakes Center Associates L.P.	No Address	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 2.3368 ac.	By:  Milton V. Peterson, President
55-2-((4))-21A	Fair Lakes Center Associates L.P.	No Address	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 1.5870 ac.	
55-2-((4))-22A	Fair Lakes Center Associates L.P.	No Address	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 1.4467 ac.	
55-2-((4))-16	Victor Limited Partnership	No Address	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 1.3821 ac.	Certified Receipt No. 7004 2890 0003 4549 1130
55-2-((4))-18B	Fair Lakes Circle Retail L.C.	No Address	c/o Peterson Companies Suite 400 12500 Fair Lakes Circle Fairfax, VA 22033	± 1.2175 ac.	FAIR LAKES CIRCLE RETAIL L.C.  By:  Milton V. Peterson, Manager
55-2-((4))-26A	Fairfax Retail L.C.	No Address	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 6.3496 ac.	FAIRFAX RETAIL L.C.  By:  Milton V. Peterson, Manager

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45-4-((1))-25E	Fair Lakes North & South L.C. (formerly known as Fair Lakes North and South L.P.)	4300 Fair Lakes Court Fairfax, VA	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 18.0447 ac.	FAIR LAKES NORTH & SOUTH L.C. By: Fair Lakes North & South, Inc., its General Partner  By: Milton V. Peterson, President
45-4-((1))-24 (Part)	Fair Lakes Partnership	No Address	12500 Fair Lakes Circle Fairfax, VA 22033	± 2.20 ac.	Certified Receipt No. 7004 2890 0003 4549 1147
45-4-((1))-B	Fair Lakes Partnership	No Address	c/o H/P Management 12500 Fair Lakes Circle Suite 430 Fairfax, VA 22033	± 0.5326 ac.	Certified Receipt No. 7004 2890 0003 4549 1154 
45-4-((1))-A2	Parkway Woods L.C.	No Address	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 4.3739 ac.	PARKWAY WOODS L.C. By: Parkway Woods, Inc., its Manager 
45-4-((1))-D1	Fair Lakes 7B-D1 L.C.	12700 Shoppes Lane Fairfax, VA	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 0.8958 ac.	FAIR LAKES 7B-D1 L.C. By: Milton V. Peterson, President 
					By: Milton V. Peterson, Manager 

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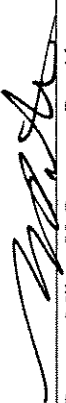




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45-4-((11))-C	Fair Lakes Crabhouse L.C. (formerly known as Fair Lakes 7C L.C.)	No Address	c/o H/P Management 12500 Fair Lakes Circle Suite 430 Fairfax, VA 22033	± 0.2561 ac.	FAIR LAKES CRABHOUSE L.C.  By:  Milton V. Peterson, Manager
45-4-((11))-7C1	Fair Lakes Crabhouse L.C. (formerly known as Fair Lakes 7C L.C.)	12831 Fair Lakes Parkway Fairfax, VA	3903 Bellair Boulevard Houston, TX 77025	± 1.7621 ac.	
55-2-((5))-A2	Fair Lakes Crabhouse L.C. (formerly known as Fair Lakes 7C L.C.)	No Address	c/o H/P Management 12500 Fair Lakes Circle Suite 430 Fairfax, VA 22033	± 0.3585 ac.	
55-2-((5))-A1	The Shops at Fair Lakes L.P.	12701 Shoppes Lane Fairfax, VA	c/o H/P Management 12500 Fair Lakes Circle Suite 430 Fairfax, VA 22033	± 2.8542 ac.	THE SHOPS AT FAIR LAKES L.P. By: The Shops at Fair Lakes, Inc., its General Partner
55-2-((5))-B	The Shops at Fair Lakes L.P.	12735 Shoppes Lane Fairfax, VA	c/o H/P Management 12500 Fair Lakes Circle Suite 430 Fairfax, VA 22033	± 0.8915 ac.	 By: Milton V. Peterson, Vice President
55-2-((5))-C	The Shops at Fair Lakes L.P.	12730 Shoppes Lane Fairfax, VA	c/o H/P Management 12500 Fair Lakes Circle Suite 430 Fairfax, VA 22033	± 1.0607 ac.	
55-2-((5))-D2	The Shops at Fair Lakes L.P.	No Address	c/o H/P Management 12500 Fair Lakes Circle Suite 430 Fairfax, VA 22033	± 3.6849 ac.	

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55-2-((1))-6	Fair Lakes One L.L.C.	12500 Fair Lakes Circle Fairfax, VA	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 16.6380 ac.	FAIR LAKES ONE L.L.C. By: Fair Lakes One, Inc., its Manager 
55-2-((1))-6A	East Market Retail L.C.	No Address	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 0.5675 ac.	By: Milton V. Peterson, President EAST MARKET RETAIL L.C. 
55-2-((1))-8	Fair Lakes Two L.L.C.	12450 Fair Lakes Circle Fairfax, VA	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 7.8026 ac.	FAIR LAKES TWO L.L.C. By: Fair Lakes Two, Inc., its Manager 
55-2-((1))-11A1	Fair Lakes III L.C.	12600 Fair Lakes Circle Fairfax, VA	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 5.7413 ac.	By: Milton V. Peterson, President FAIR LAKES III L.C. By: Fair Lakes III, Inc., its Manager 
55-2-((1))-11B1	Building IV Associates L.C. (formerly known as Building IV Associates L.P.)	12700 Fair Lakes Circle Fairfax, VA	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 5.0478 ac.	By: Milton V. Peterson, President BUILDING IV ASSOCIATES L.C. By: Building IV Associates, Inc., its Manager 

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Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size	Signature of Owner or Certified Receipt Number
55-2-((1))-11C1	Building V Associates L.P.	12750 Fair Lakes Circle Fairfax, VA	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 6.9222 ac.	BUILDING V ASSOCIATES L.P. By: Building V Associates, Inc., its General Partner 
55-2-((1))-11D	Building VII Associates L.C.	No Address	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 2.2262 ac.	BUILDING VII ASSOCIATES L.C. By: Building VII, Inc., Special Member 
55-2-((1))-9A	Hyatt Plaza Limited Partnership	12701 Fair Lakes Circle Fairfax, VA	The Peterson Companies Suite 400 12500 Fair Lakes Circle Fairfax, VA 22033	± 11.7105 ac.	HYATT PLAZA LIMITED PARTNERSHIP By: Fair Lakes Hyatt Limited Partnership, its General Partner By: Fair Lakes of Virginia, Inc., its General Partner 
55-2-((1))-18	Fair Lakes Associates L.C.	No Address	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	± 3.9665 ac.	FAIR LAKES ASSOCIATES L.C. By: Milton V. Peterson, President 



**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2003 Edition**  
**Fairfax Center Area, Amended through 7-11-2005**  
**Land Unit Recommendations**

AREA III

Page 60

**Sub-unit F2**

This sub-unit is planned for residential use at 3 dwelling units per acre at the overlay level.

**Sub-unit F3**

Fair Lakes Boulevard will intersect Stringfellow Road at the northern edge of Sub-unit F3. The area south of Fair Lakes Boulevard is planned for office mixed-use development at .25 FAR at the overlay level and is part of the Fair Lakes mixed-use development.

LAND UNIT SUMMARY CHART – LAND UNIT F			
<u>Sub-units</u>	<u>Approximate Acreage</u>		
F1	99		
F2	54		
F3	23		
<u>Sub-units</u>	<u>Recommended Land Use</u>	<u>Intensity/ FAR</u>	<u>Density Units/Acre</u>
<b>Baseline Level</b>			
F1, F2, F3	RESIDENTIAL		1
<b>Intermediate Level</b>			
F1, F2	RESIDENTIAL		2
F3	OFFICE/MIX	.14	
<b>Overlay Level</b>			
F1, F2	RESIDENTIAL		3
F3	OFFICE/MIX	.25	
Note: These sub-units are within the Water Supply Protection Overlay District.			

**LAND UNIT G****CHARACTER**

This land unit is located west of the Fairfax County Parkway, north of I-66 and south of the stable Greenbriar residential community. To the west is Land Unit F. This land unit contains part of the Fair Lakes mixed-use development and includes a small retail center, several office buildings, and the Autumn Woods and Stonecroft multi-family residential developments. Fair Lakes Parkway and Fair Lakes Boulevard traverse this area.

## RECOMMENDATIONS

### Land Use

This land unit is planned for office mixed-use with housing as a major secondary land use. Office development that incorporates architectural excellence, preservation and enhancement of natural features, uniform signing, lighting and landscaping systems and quality roadway entry treatments are development elements that must be achieved to justify the overlay level. Primary office building concentration should be oriented toward I-66 and the Fairfax County Parkway. Residential development should also incorporate high-quality design features including active recreation facilities, open space, and landscaping including street trees, site and building entry landscaping, and screening of community facilities. Impacts on existing residential neighborhoods must be mitigated through buffering and compatible land uses.

### Parks and Recreation

Identify and develop a safe pedestrian/bikeway trial connection from the Big Rocky Run Stream Valley Park to the Fair Lakes Parkway near its westernmost intersection with Fair Lakes Circle

LAND UNIT SUMMARY CHART – LAND UNIT G			
<u>Land Unit</u>	<u>Approximate Acreage</u>		
G	309		
<u>Land Unit</u>	<u>Recommended Land Use</u>	<u>Intensity/ FAR</u>	<u>Density Units/Acre</u>
<b>Baseline Level</b>			
G	RESIDENTIAL		1
<b>Intermediate Level</b>			
G	OFFICE/MIX	.14	
<b>Overlay Level</b>			
G	OFFICE/MIX	.25	
Note: This land unit is within the Water Supply Protection Overlay District.			

## LAND UNIT H

### CHARACTER

This land unit is located east of the Fairfax County Parkway, north of I-66, and south and west of Land Unit I. It contains part of the Fair Lakes mixed-use development including office buildings, a hotel, and the Oaks multi-family residential subdivision.

## RECOMMENDATIONS

### Land Use

#### **Sub-units H1, H2**

These sub-units are planned for office mixed-use. Office development that incorporates architectural excellence, preservation and enhancement of natural features, uniform signing, lighting and landscaping systems and quality roadway entry treatments are development elements that must be achieved to justify the overlay level.

The eastern portion of Sub-unit H2 is planned for office mixed-use at a maximum intensity of .45 FAR. It should be part of a unified development with the entire Government Center tract. (See text under Sub-unit P1.) The .45 FAR intensity of the development on this portion of the Government Center complex should be compensated for by a concurrent square footage reduction on the remaining portion of the property located south of I-66 for an overall FAR of .35. As an option, residential use not to exceed .45 FAR may be considered for this portion of the sub-unit. If the residential alternative is exercised, the two-to-one ratio of primary to residential uses recommended within office mixed-use areas may be modified for the Government Center complex, including this portion of Sub-unit H2, to include a greater proportion of residential uses to encourage increased housing opportunities in this area. As another option, a furniture, home furnishings, home décor, home-design center, apparel or general merchandise store or other retail use with similar trip generation characteristics may be developed on Tax Map 55-2((1))15 if the following conditions are met:

- Retail development should be located on the western portion of the site in order to be oriented with existing retail uses to the west of the site.
- Retail development should be compatible with existing retail uses to the west of the site with respect to high-quality design, building height, building materials and signage. Inappropriate uses include but are not limited to: home improvement store with a nursery, lumber yard or other large raw building material components; high volume, large discount store (e.g., Costco, Sam's Club); and restaurant park.
- Retail development requiring uses in outside areas are not desirable and are not in keeping with the character of existing retail uses in the area. In the event retail development requires outside area(s) such as for storage, display and sales, the area(s) should be screened on all sides with walls which are similar in architecture and building materials as the principal structure.
- Retail use should not exceed 172,000 square feet.
- Office use should not exceed 75% of the gross square feet of development, excluding space for the forensics facility.
- The total square feet of development should not exceed 668,000 square feet (including an approximately 38,000 square foot forensics facility) for an overall .45 FAR.
- Access is provided to the site from both Fair Lakes Parkway and the extension of Roger Stover Drive.

- Internal circulation improvements are provided to ensure access of all uses on the site to the median break at Fair Lakes Parkway.
- Reservation for future dedication of right-of-way along I-66 for planned improvements to I-66 is provided, including a flyover ramp from the HOV lanes to the mainline lanes.
- The following improvements are provided as deemed appropriate by the Fairfax County Department of Transportation:
  - Extension of the existing eastbound right turn lane between the primary site entrance and West Ox Road;
  - Extension of the existing left turn lane and addition of a second left turn lane at the Fair Lakes Parkway approach to West Ox Road;
  - Separate right turn lane northbound on Fair Lakes Circle at Fair Lakes Parkway; and
  - Turn lanes into the site as determined appropriate at the time of rezoning.

Public Facilities

Construct an approximately 38,000-square foot forensics facility for the Fairfax County Police Department on Tax Map 55-2((1))15 west of the EQC along the southern property boundary near I-66.

LAND UNIT SUMMARY CHART – LAND UNIT H			
<u>Sub-units</u>	<u>Approximate Acreage</u>		
H1	96		
H2	62		
<u>Sub-units</u>	<u>Recommended Land Use</u>	<u>Intensity/ FAR</u>	<u>Density Units/Acre</u>
<b>Baseline Level</b>			
H1, H2	RESIDENTIAL		1
<b>Intermediate Level</b>			
H1, H2	OFFICE/MIX	.14	

LAND UNIT SUMMARY CHART – LAND UNIT H (continued)			
<u>Sub-units</u>	<u>Recommended Land Use</u>	<u>Intensity/ FAR</u>	<u>Density Units/Acre</u>
<b>Overlay Level</b>			
H1, West Portion H2	OFFICE/MIX	.25	
EAST Portion H2	OFFICE/MIX	.45 *	
* Refer to Plan text for recommendations on options.			
Note: These sub-units are within the Water Supply Protection Overlay District.			

## LAND UNIT I

### CHARACTER

This land unit is located north of I-66 on either side of West Ox Road and generally south of Monument Drive. It contains the Fair Oaks Gables, the Oaks, and the Fairfield House multi-family residential developments, the southern portion of the Fair Ridge townhouse development, and part of the Fair Lakes mixed-use development. A small park is planned to preserve and highlight the Ox Hill Memorial Markers, located in the southwestern quadrant of Monument Drive and West Ox Road.

### RECOMMENDATIONS

#### Land Use

##### **Sub-unit I1**

This sub-unit is planned for residential mixed-use at 8 dwelling units per acre at the overlay level and contains part of the stable townhouse and multi-family subdivision of Fair Ridge built at a density of approximately 8 dwelling units per acre. Development is oriented to Monument Drive and the linear park along it.

##### **Sub-unit I2**

This sub-unit is planned for a maximum overall density of 20 dwelling units per acre at the overlay level to serve as a compatible transitional use to surrounding planned uses. To achieve the overlay level, development should reflect the following recommendations:

- Parcels should be consolidated to the greatest extent possible and developed in a cohesive unified design;
- Multi-family units are appropriate and rental units are highly desirable;

- Substantial buffering is essential in areas adjoining the stable Fair Ridge subdivision to the north;
- Building heights should not exceed four stories to ensure compatibility with adjacent residential uses;
- Outdoor recreational facilities should be provided which adequately serve the residents of this community;
- An intra-site trail system should connect on-site residential uses, the Ox Hill Park, as well as provide linkages to the Countywide Trails System;
- The environmental quality corridors (EQCs) that traverse this sub-unit should remain as undisturbed open space and any roads crossing them should be perpendicular; and
- Clustering is important to maximize open space and to enhance the two EQCs.

#### **Sub-units I3, I4**

Sub-unit I3 contains low-rise office buildings and is part of Fair Lakes, developed under the same criteria as Land Units G and H. Office mixed-use development is planned for these sub-units. Architectural excellence, preservation and enhancement of natural features, uniform signing, lighting and landscaping systems and quality roadway entry treatments are expected.

The portion of Sub-unit I4 located north of Fair Lakes Parkway contains the Oaks multi-family residential subdivision and is part of the Fair Lakes mixed-use development.

The portion of Sub-unit I4 located south of Fair Lakes Parkway is planned for office mixed-use at a maximum intensity of .45 FAR. It should be part of a unified development with the entire Government Center tract. (See text under Sub-unit P1.) The .45 FAR intensity of the development on this portion of the Government Center complex should be compensated for by a concurrent square footage reduction on the remaining portion of the property located south of I-66 for an overall FAR of .35. As an option, residential use not to exceed .45 FAR may be considered for this portion of the sub-unit. If the residential alternative is exercised, the two-to-one ratio of primary to residential uses recommended within office mixed-use areas may be modified for the Government Center complex, including this portion of Sub-unit I4, to include a greater proportion of residential uses to encourage increased housing opportunities in this area. As another option, a furniture, home furnishings, home décor, home-design center, apparel or general merchandise store or other retail use with similar trip generation characteristics may be developed on Tax Map 55-2((1))15 if certain conditions are met as specified in the land use recommendations section for Sub-units H1, H2.

#### **Sub-unit I5**

This sub-unit is planned for office mixed-use at .50 FAR and is part of the core area of Fairfax Center. As the primary mixed-use development in the area, this area should exemplify the overall planning philosophy of the Fairfax Center Area. The highest quality of site and architectural design is expected for the proposed development in this area. In addition, landscaping, lighting, and sign design should be well-integrated. Urban plazas must be accommodated in development plans for this area.

LAND UNIT SUMMARY CHART – LAND UNIT I			
<u>Sub-units</u>	<u>Approximate Acreage</u>		
I1	24		
I2	58		
I3, I4	93		
I5	32		
<u>Sub-units</u>	<u>Recommended Land Use</u>	<u>Intensity/ FAR</u>	<u>Density Units/Acre</u>
<b>Baseline Level</b>			
I1	RESIDENTIAL		2
I2	RESIDENTIAL		2
I3, I4	RESIDENTIAL		1
I5	RESIDENTIAL		8
<b>Intermediate Level</b>			
I1	RESIDENTIAL/MIX		5
I2	RESIDENTIAL		10
I3, I4	RESIDENTIAL		10
I5	OFFICE/MIX	.35	
<b>Overlay Level</b>			
I1	RESIDENTIAL/MIX		8
I2	RESIDENTIAL		20
I3, North Portion I4	OFFICE/MIX	.25	
South Portion I4	OFFICE/MIX	.45 *	
I5	OFFICE/MIX	.50	
	RETAIL OPTION	.21 **	
<p>* Refer to Plan text for recommendations on options.</p> <p>** Option does not apply to existing Fair Oaks Gables residential development and Kaiser Permanente office building.</p> <p>Note: These sub-units are within the Water Supply Protection Overlay District.</p>			





FAIR LAKES PLAN AMENDMENT NOMINATION  
JUSTIFICATION STATEMENT

September 21, 2005

The Nominator seeks an "option" to be added to the "Overlay Level" for an increase from the current "Office/Mix" designation at a 0.25 floor area ratio (FAR) to "Mixed Use" at a maximum 0.30 FAR within Fair Lakes. The nominated land area falls within portions of Fairfax Center Area (FCA) Plan "Land Units" G, H-1, H-2, and I-3, and consists of 28 parcels totaling 115.75 acres, all still owned by the master developer of the Fair Lakes Planned Development Commercial (PDC) District. The Nominator proposes to retain overall in Fair Lakes the current mix of 48 percent residential use, with the remaining square footage allocated to office, hotel and retail uses. Addition of this option to the Plan will provide the opportunity to better achieve current objectives of both the adopted Countywide Policy Plan and the FCA Plan, which encourage high quality, mixed use development next to major roadways and transit. Fair Lakes is surrounded by I-66, Route 50, West Ox Road, and Stringfellow Road, and has immediate access on the east and west, respectively, to two HOV ramps to and from I-66. It also will resolve a land use inequity where similar or higher land use intensities are planned for FCA parcels with less desirable access and less potential to accommodate future development in a high quality, coordinated manner.

The Plan designation for the subject property was adopted in 1982 and has not been reconsidered since that time. During the ensuing twenty-three years, the character of "Fairfax Center" has changed dramatically, largely due to the success of the FCA Plan. Fairfax Center has evolved into a major mixed use activity node, with the Fair Lakes PDC being a major focal point covering nearly 660 acres and centered between the Interstate 66/Fairfax County Parkway interchange and the Route 50/Fairfax County Parkway interchange. The Owner built the extensive north-south (Fairfax County Parkway) and east-west (Fair Lakes Parkway, Fair Lakes Boulevard, Monument Drive) public roads within Fair Lakes, including the I-66 interchange at the Fairfax County Parkway. This infrastructure has become a critical link for intra-County traffic traveling between Reston and Burke/Springfield, and between the City of Fairfax and Chantilly. Fair Lakes is adjacent to a planned transit area, existing commuter lot, and two HOV ramps, none of which existed on the Comprehensive Plan at the time the 0.25 FAR designation was adopted in 1982.

The current "Overlay Level" 0.25 FAR designation for the land units which comprise Fair Lakes is inequitably low, given Fair Lakes' location, infrastructure, mixed use success, and ability to transition densities to the edges of the PDC boundaries. The nominated land units are the logical place for the County to accommodate a small portion of the enormous employment and household demand expected to occur in Fairfax County and throughout the region during the next twenty years. The first page of the FCA Plan recognizes that Fair Lakes is one of the three "important focal points" of the Fairfax Center Area, and yet Fair Lakes is planned for the lowest commercial density allowed in the County. Fair Lakes presents a compellingly obvious opportunity for the County's need to accommodate the known demand, thereby enabling this PDC to continue to evolve as the "mixed use focal point" where people can live, shop and play near their work, as stated in the adopted "Philosophy" section of the FCA Plan (see page 4). Fairfax Center needs to mature beyond its existing condition as a combination of suburban office

buildings, apartments and retail centers where people must drive between land uses sited in a suburban setting. Some land bays within Fair Lakes still retained by the master developer, which are located in the center of the PDC, offer unique opportunities to concentrate density to create walkable, interesting places where urban plazas and the 24-hour activity cycle envisioned for Fairfax Center can be better achieved.

The Owner's construction of the Fairfax County Parkway and its interchange with I-66, Fair Lakes Parkway, and the major road network through the 660-acre Fair Lakes PDC, high usage of the Owner's "Fair Lakes Shuttle" to the Vienna Metro Station (which has been in operation since 1986), and implementation of an extensive trail network all have resulted in creating a community with a balanced mix of land uses and support recreation. Substantial amendments which have occurred throughout Fairfax Center during the last twenty years (examples include County adoption of changes on adjacent land to a 0.45 FAR, and the Cedar Lakes neighborhood consolidation adjacent to the north) have resulted in higher densities outside what twenty years ago was designated as the "core." The incremental Plan changes which have occurred elsewhere in Fairfax Center make a modest increase to a 0.30 FAR within Fair Lakes reasonable.

Approval of this Plan option would create the potential for an additional 1,436,568 gross square feet of development above the already approved 7,182,823 gross square feet over the entire 660-acre PDC, which is proffered in accordance with the existing 0.25 FAR Plan designation. The proposed 0.30 FAR would result in a new development cap of 8,619,391 gross square feet in Fair Lakes. The percentage mix of land uses would be essentially unchanged from what is currently approved for Fair Lakes and would be as follows: 38 percent office/hotel; 14 percent retail; and 48 percent residential. The 48 percent residential option merely seeks to update the Comprehensive Plan to reflect (i) what the Board of Supervisors has granted in authorizing residential cap increases in Fair Lakes and in other FCA land units, including the Government Center property, and (ii) the reality that has occurred of the desirability of locating higher intensity residential within service and employment nodes.

New development in Fair Lakes would be oriented toward the center of the PDC, clustered around new plazas and landscaped/open space areas. Existing surface parking lots would be replaced with additional uses, supported predominantly by structured parking. The option for this increase in intensity would not reduce the natural treed setting or the landscaped/open space character of Fair Lakes. Transitions to the residential on the periphery of the Fair Lakes PDC would remain unchanged.



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FILE NO: 39704.31

January 11, 2006

**By Hand**

Ms. Barbara Lippa, Executive Director  
Fairfax County Planning Commission  
12000 Government Center Parkway  
Suite 330  
Fairfax, Virginia 22035

**APR# 05-III-3FC**  
**Fair Lakes Plan Amendment Nomination**

Dear Ms. Lippa:

As instructed by the Department of Planning and Zoning staff, this "letter of clarification" is submitted to add seven parcels to the above-referenced Plan Amendment Nomination, which was filed on September 21, 2005. On January 4, 2006, staff directed us to include these parcels in order to "fill in the holes," so staff can deem this Nomination to consist of a "logical planning area."

The seven new parcels, listed below, consist of approximately 13 acres, which are not owned by my client, The Peterson Companies. Consequently, in accordance with "The Citizens' Guide to the 2005-2006 South County Area Plans Review," certified letters have been sent to each property owner, as identified in the County Property Assessment files. The original postmarked certified receipt for each of the seven parcels is enclosed. The parcels are identified in the County Assessment records as follows:

Tax Map ID Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size (in sq. ft and acres)
55-2 ((4)) 15	General Mills Restaurants, Inc.	12980 Fair Lakes Shopping Center, Fairfax, VA	DBA TOG #146; PO Box 593330, Orlando, FL 08962	±92,260 s.f. ±2.12 acres
55-2 ((4)) 17	Applebees of Virginia, Inc.	12970 Fair Lakes Shopping Center, Fairfax, VA	4551 W. 107 <sup>th</sup> Street, Suite 100, Overland Park, KS 66213	±61,219 s.f. ±1.41 acres
55-2((4)) 18A	HA Sakura LLC	12950 Fair Lakes Shopping Center, Fairfax, VA	8893 Windy Ridge Way, McLean, VA 22102	±74,874 s.f. ±1.72 acres
55-2 ((4)) 20	T and M Investors IV	12971 Fair Lakes Shopping Center, Fairfax, VA	120 Howard St. Suite 550, San Francisco, CA 94105	±104,540 s.f. ±2.39 acres

**APR# 05-III-3FC**  
**Page 19 of 21**



Barbara Lipka, Executive Director  
January 11, 2006  
Page 2

Tax Map ID Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size (in sq. ft and acres)
45-4((11)) A3	Cox Com Inc.	12806 Fair Lakes Shopping Center, Fairfax, VA	1400 Lake Hearn Drive, Atlanta, GA 30319	±27,274 s.f. ±0.63 acres
45-4((11)) 7C2	Logans Roadhouse, Inc.	12821 Fair Lakes Parkway, Fairfax, VA	PO Box 291047 Nashville, TN 37229	±65,561 s.f. ±1.51 acres
45-4((11)) 7C3	HPTMI Corp c/o Marriott International	12811, 12815 & 12819 Fair Lakes Parkway, Fairfax, VA	Dept. 938.01 Marriott Drive, Washington, D.C. 20058	±137,441 s.f. ±3.16 acres  <b><u>TOTAL NEW LAND AREA:</u></b>  ±563,169 s.f. ±12.93 acres

With these seven parcels, the total number of parcels nominated increases from 28 to 35, and the total aggregate size of all nominated parcels increases to ±5,605,239 square feet or ±128.68 acres. a revised map showing this nominated land area is attached. No other change to this nomination is proposed.

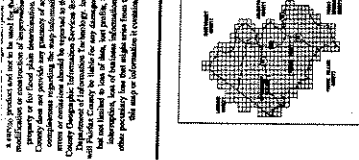
Please contact me, or Elaine Cox at 703-714-7450, if you require additional information or have any questions. We appreciate your assistance in this matter.

Very truly yours,

Francis A. McDermott

Attachments: Revised Nomination Area Map  
Seven Certified Letters and the Postmarked, Certified Receipt for Each

cc: The Honorable Peter F. Murphy, Jr., Chairman  
Ms. Marianne Gardner  
Ms. Leanna Hush  
Mr. Jeffrey H. Saxe

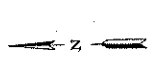


ADMINISTRATIVE INDEX

45-1	45-2	46-1
45-3	45-4	46-3
55-1	55-2	56-1

SHEET INDEX

PROPERTY MA  
ZONING  
**45-4**  
Revised to: 07/08/07

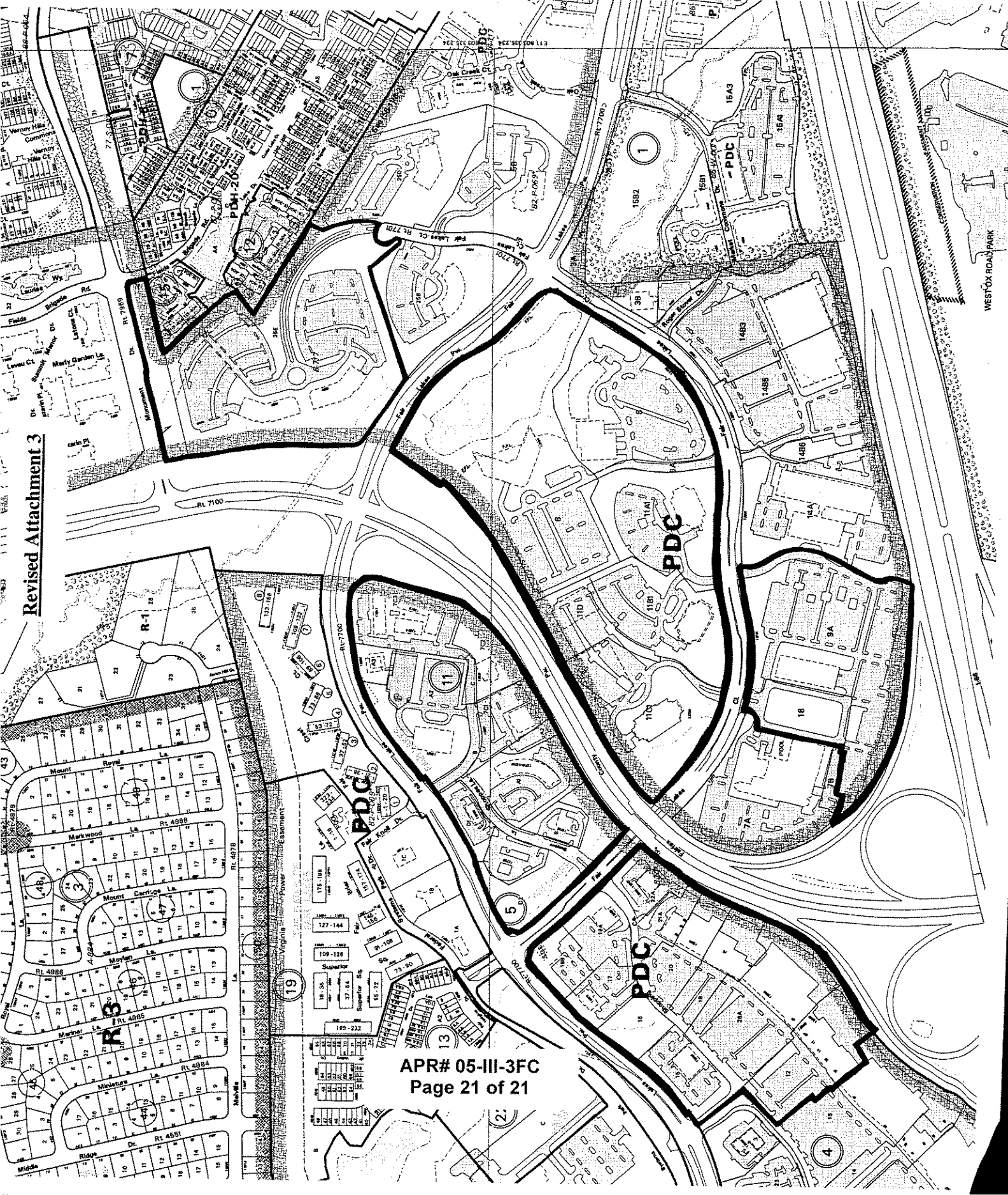


DEPARTMENT OF INFORMATION TECHNOLOGY

Map file: 07-4-27-07 based on L2002-1  
where area of 1981 North East is U.S. &  
HAB 1000 High Precision GPS Network  
National Geographic Vertical Datum

GENERAL NOTE

2/20/2006  
Profile and Comments:  
The area of development of the property is shown in red on the map.



Revised Attachment 3